



PLANNING AND ZONING COMMISSION COMMUNICATION

April 21, 2015

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 15-05-SUP, and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 15-05-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit for Auto Services proposed to be located on Euless Gardens, Block 3, Lot 1B at 316 N. Main Street and consider recommendation for an Ordinance.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Nedal Omar Darsalem representing Entire Auto Center.

Location/Zoning: 316 N. Main Street. The property is zoned Community Business District (C-2).

Project Summary: Mr. Darsalem is seeking a Specific Use Permit for an Auto Services at 316 N. Main. The use of the building has been an auto-related use for many years including a service station, auto wrecking service, and auto repair. Mr. Darsalem owns another auto service center in Irving and is seeking to expand his business to a second location.

He will be leasing the building. Prior to occupying the building, the structure will be cleaned up, painted and new signage installed that is compliant with the sign ordinance. The existing fence will also be repaired.

The applicant will operate his business consistent with the typical auto service related conditions that the City of Euless places as part of the issuance of the Specific Use Permit. All activity will be internal to the building.

The owner of this property, Sal Alfieri, represents that the lease of the building for auto services is short term. Due to the expected impacts of the Airport Freeway (Segment 2E) widening project and specifically the condition that will result from the 18 month closure of the Main Street bridge over the highway, there is a reluctance to make a significant investment in a major remodel of the property for a retail or restaurant type use. Access to North Main Street will be impacted after the bridge is removed and before it is rebuilt. Staff is recommending that the SUP be valid for one year. After that time, the contractor for the highway widening project, Southgate Partners, will be able to provide a more definitive construction schedule. Mr. Alfieri's intent is that he will not lease the building out for auto services when the highway construction is completed.

Staff recommends approval with the following conditions:

- a. Tied to the business owner, Nedal Omar Darsalem; and,
- b. Tied to the business name, NK Entire Auto Lube, Inc dba Entire Auto Center; and,
- c. All repair of vehicles, including but not limited to: tire repair, mechanical repair and maintenance operations will be conducted within the building. No work will be conducted exterior to the building; and,
- d. Outdoor storage of vehicles or merchandise is not permitted within view of the public right-of-way; and,
- e. All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater in the tires; and,
- f. The services allowed at this facility are as follows: Oil change; Air Filter Change; Coolant Flush; Transmission Flush; Tire Replacement; Light Mechanical including brakes, shocks, struts, spark plugs, Wheel Alignment; Air Conditioning Service. Auto Services not listed here are thereby prohibited; and,
- g. The term of this Specific Use Permit shall be granted for a period of one (1) year in order to gauge the further appropriateness of the use at the specific location; and,
- h. The Specific use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

SUPPORTING DOCUMENTS:

- Draft Ordinance XXXX
- Exhibit(s)
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner